



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

April 24, 2024

N. Dyjach
Strik Baldinelli Moniz Ltd.

I hereby certify that the Municipal Council, at its meeting held on April 23, 2024, resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 735 Wonderland Rd North Inc. c/o Strik, Baldinelli, Moniz Ltd., relating to the property located at 735 Wonderland Road North:

- a) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Transit Village Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;
- b) the proposed by-law appended to the staff report dated April 9, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 23, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject property FROM an Associated Shopping Area Commercial (ASA1/ASA2/ASA3/ASA5/ASA6) Zone TO a Business District Commercial Special Provision (BDC1()) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) incorporate elements that achieve the following:
 - A) principle entrances that are oriented and are accessible from the relevant street frontage;
 - B) forecourts on ground floor commercial units;
 - C) urban character between the building/street interface;
 - D) integrated parking and garbage ramps with active uses on the ground floor to activate the front face of buildings to the street;
 - E) appropriate lay-by locations;
 - F) green development elements, where appropriate;
 - ii) implement all Transportation Impact Assessment (TIA) recommendations into a future site plan application notably, the two-way left-turn lane along Beaverbrook Drive; and
 - iii) to consult with Middlesex-London Paramedic Service regarding traffic mitigation measures in the vicinity as part of site plan approval;

d) the Municipal Housing Development division BE CONSULTED for the provision of affordable housing units to be undertaken as part of the Site Plan process;

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated March 3, 2024 from C. Wilkinson; and,
- a communication dated April 8, 2024 from K. and C. McNairn;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- N. Dyjach, Strik Baldinelli Moniz Ltd.;
- Dr. J. Barnett;
- B. Elliott;
- C. Wilkinson;
- Resident;
- M. Felker;
- A. Hobbs, Director, Condominium Complex 474; and,
- W. Medwid;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendments are consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Design and Building policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City;
- the recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development; and,
- the recommended amendments would permit an appropriate form of development at an intensity that is appropriate for the site and surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D08) (AS AMENDED) (3.3/6/PEC)



M. Schulthess
City Clerk
/sk

cc: Scott Mathers, Deputy City Manager, Planning and Economic Development
Heather McNeely, Director, Planning and Development
Mike Corby, Manager, Planning Implementation
Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering
Alanna Riley, Senior Planner, Planning Implementation
Documentation Services Representative
PEDAdmin / ATSR
List of external cc's on file in the City Clerk's Office